

**CHADDS FORD TOWNSHIP  
PLANNING COMMISSION**

July 14, 2004

**M I N U T E S**

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, July 14, 2004. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, and members Fred Reiter, Paul Vernon and M. Gordon Daniels. Also in attendance were Kevin Matson, EIT, for James C. Kelly, Township Engineer and Maryann D. Furlong, Planning Commission Secretary.

**CALL TO ORDER**

The meeting was called to order at 7:33 PM.

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MINUTES OF June 9, 2004**

Upon motion and second (Vernon, Todd), the minutes of the June 9, 2004 Planning Commission meeting were unanimously approved.

**BRANDYWINE CONSERVANCY - 6 STATION WAY ROAD PRELIMINARY/  
FINAL LAND DEVELOPMENT APPLICATION**

James Fritsch of Regester Associates, James H. Duff, Executive Director and Vince Razzi of the Brandywine Conservancy, applicant, presented a land development plan for the property at 6 Station Way Road. The property falls within the business zoning district, however, prior use was a private residence, necessitating the need for a land development application.

The Conservancy is currently renovating the interior of the structure, some 1,315 square feet, with plans to use the facility as rental office space, but wish to preserve the right for residential use. The proposal is for parking to be provided at the maintenance building on the opposite side of Station Way Road.

Comments contained in Kelly Engineer's review letter of July 14, 2004, were discussed. Unless otherwise noted, issues contained therein have been amicably resolved.

**Zoning Comment 1.**

The applicant was not proposing the removal of any existing trees.

Mr. Matson agreed to accept the color rendering of the site as submitted by Mr. Fritsch as the required preliminary landscape plan.

#### Zoning Comment 2.

Mr. Fritsch stated that the applicant is not proposing a parking lot, thus lighting is a non-issue. Discussion followed with Commission members and Mr. Matson questioning:

Commission  
2004  
Two

Planning  
June 14,  
Page

- hours of operation if the building is leased as professional office space. Mr. Duff replied that the Conservancy has no interest in leasing the space for retail use;
- safety issues both on site and with walking across the street, and
- the amount of light currently provided .

The Conservancy is trying to avoid adding too much lighting to the area, however, they would agree to add some lighting to the maintenance building parking lot and perhaps one or two lights in the front yard of 6 Station Way to provide sufficient illumination.

#### Zoning Comment 3.

As to the parking issue, the following was discussed:

- Mr. Matson commented that in accordance with Township zoning requirements, seven (7) usable, on site parking spaces would be needed for business use and suggested that any relief from that requirement would need to be presented to the Zoning Hearing Board for consideration;
- Mr. Vernon questioned where residential parking would be located. Mr. Fritsch responded that there is

- currently sufficient parking on site for residential use;
- Mr. Todd questioned what Township ordinance provides for off sight parking. The applicant knew of none;
  - Mr. Matson and Mr. Reiter questioned where handicapped parking spaces would be provided. Both Mr. Reiter and Mr. Todd felt the applicant should provide at least one handicapped parking space on site;
  - The applicant is trying not to increase the amount of impervious coverage to avoid the submission of a stormwater management plan;
  - Mr. Matson asked if there is sufficient area for the required number of spaces on site for business use. Mr. Fritsh thought the best option was still remote parking, however, head to toe parking might be an option to reduce the amount of additional impervious coverage;
  - Mr. Matson asked if the maintenance building parking lot is used by any other facility other than the Conservancy. Mr. Duff replied that the lot was specifically designed to be oversized in order to provide additional parking for the Township if necessary during meetings. Mr. Matson asked how much additional parking is available in that lot over and above the legal requirement. The applicant did not know.

Planning  
Commission  
June 14,

2004

Page Three

- The applicant's engineer asked if a stone parking area would be permissible. Mr. Matson responded that he saw no problem with a pervious parking;
- Mr. Todd suggested that an option might be for the Conservancy to provide four (4) parking spaces on site

at 6 Station Way and the remainder off site, with the understanding that if the property is ever sold, the Conservancy would have to bring parking up to standard as required by then current ordinances;

- Mr. Matson stated that he would seek the Township Solicitor's input as to whether remote parking is an option. Mrs. Furlong also agreed to contact Mr. Donaghue regarding the issue;
- Mr. Duff asked if an adjacent lot might be used for parking, such as the property behind 6 Station Way. Planning Commission members did not see that as an option;
- Mr. Fritsch questioned whether parking spaces in the street can be credited towards the required number.

#### Comment 7.

Mr. Matson questioned the presence and use of on site wells. Mr. Fritsch responded that the well is not in use and a note will be added to the plan indicating that the well will be abandoned.

Mr. Fritsch requested approval of the land development plan, subject to conditions as discussed, and as long as parking requirements do not necessitate the applicant seeking relief from the Zoning Hearing Board.

Mr. Taylor replied that the only problem was the parking issue. Mr. Daniels stated that it was difficult to assess the issue because of the applicant has not determined the use of the site.

Mr. Reiter agreed with Mr. Todd's evaluation of the situation, provided that one handicapped parking space be made available on site. Mr. Vernon concurred. Mr. Daniels suggested an agreement or easement might be drafted with the Township being a party thereto. Mr. Todd suggested that either the Township Solicitor or the Zoning Hearing Board would have to address the issue.

Mr. Fritsch then asked for Planning Commission approval of all but the parking issue, with that matter being referred either to the Board of Supervisors or the Township Solicitor. Mr. Taylor voiced a concern that there were too many contingencies. Mr. Todd added that Planning Commission's responsibility is to approve plans as submitted, and he personally had a problem with approving the application without resolution

of the parking issue.

Commission

Planning

June 14, 2004

Page Four

Mr. Taylor suggested proceeding with the renovations for a proposed residential use. The applicant may then continue to work while pursuing the parking issue and come back before Planning Commission after speaking with the Township Solicitor.

Planning Commission members agreed to acquiesce to the Zoning Hearing Board on the parking issue and would be supportive of a decision that split parking between 6 Station Way Road and the Conservancy's maintenance shed.

Planning Commission members agreed that the Brandywine Conservancy may continue with construction as a residential renovation. The question of remote parking and credit for on street parking will be presented to the Township Solicitor for comment.

### **DICKINSON/FARRELL LOT LINE CHANGE KEEPSAKE LANE\_- Informal Review**

Scott Dickinson presented an informal review of a lot line change application that had been submitted to the Township regarding two properties at 107 and 110 Keepsake Lane. Although the application had been filed in late June, all required documents were not received by the Township until Monday, June 12, 2004. The matter will be placed on the August 11<sup>th</sup> Planning Commission agenda.

### **ADJOURNMENT**

Upon motion and second (Todd, Daniels) the meeting was adjourned at 854 PM.

Respectfully submitted,

MARYANN D. FURLONG

Planning Commission Secretary